



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"Enriching Lives"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **PJ-1**

October 23, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**ISIDORE B. DOCKWEILER STATE BEACH YOUTH CENTER PROJECT  
AWARD AGREEMENT  
SPECS. 6597; C.P. 69222  
SUPERVISORIAL DISTRICT 4  
3 VOTES**

### **JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND THE DIRECTOR OF BEACHES AND HARBORS THAT YOUR BOARD:**

Award and authorize the Director of Public Works to execute an agreement with Randall Stout Architects, Inc., to provide design and consultant services for the Isidore B. Dockweiler State Beach Youth Center Project for a not to exceed fee of \$193,050.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended action will allow the design of the youth center at Isidore B. Dockweiler State Beach to proceed.

The youth center will be located in the southern portion of Isidore B. Dockweiler State Beach south of Imperial Highway and will accommodate Beaches and Harbors' Water Awareness, Training, Education, and Recreation Youth Program. The W.A.T.E.R. Program provides opportunities for inner city and at-risk children to increase their awareness of ocean and beach safety through organized activities that provide skills, knowledge, and positive personal experiences.

The W.A.T.E.R. Program has operated for 16 years out of a temporary office trailer in Marina Del Rey. The new approximately 11,000-square-foot youth center will provide permanent space for the County's W.A.T.E.R. Program, including a multipurpose classroom, storage for program equipment, community rooms, and administration offices from which to administer the expanding program. This youth center is the first of three such facilities that Beaches and Harbors plans to ultimately construct.

On October 1, 2002, your Board approved the acceptance of a \$3,000,000 grant from the California State Department of Parks and Recreation for the construction of the youth center at Dockweiler State Beach. That grant will provide funding for the proposed contract.

### **Implementation of Strategic Plan Goals**

This action is consistent with the County's Strategic Plan Goal of Children and Families' Well-Being as the facility will provide the youth of the County with training, education, and recreation regarding the water and beach environment. This action also supports the Goal of Fiscal Responsibility as the project is an investment in public infrastructure.

### **FISCAL IMPACT/FINANCING**

The recommended agreement with Randall Stout is for a not to exceed fee of \$193,050. The total project cost, including plans and specifications, plan check, construction, equipment, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$3,000,000. The Project Schedule and Budget Summary are included in Enclosure A.

Sufficient appropriation is currently available in the Fiscal Year 2003-04 Capital Projects Budget (C.P. 69222) to fund this project. The project is being fully funded by a grant from the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000, Proposition 12.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Randall Stout is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

Randall Stout is also in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Services Program), and is aware of the Safely Surrendered Baby Law.

### **ENVIRONMENTAL DOCUMENTATION**

Awarding this agreement will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

### **CONTRACTING PROCESS**

On January 7, 2003, the Architectural Evaluation Board recommended 12 firms to be considered for performing the professional services for this project. On February 25, 2003, Public Works issued a Request for Proposal to these firms. Five firms submitted proposals for evaluation. The proposals were evaluated by a panel with members from the Chief Administrative Office, Beaches and Harbors, and Public Works. The basis for rating the proposals consisted of technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender. Based on the evaluation of the proposals, the panel recommended Randall Stout as the firm best qualified to perform the services.

On February 3, 1998, your Board requested that contract opportunities be listed on the "Doing Business with Us" website. However, this contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the "Doing Business with Us" website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from website information.

Randall Stout has agreed to provide these services for a total not to exceed fee of \$193,050. The construction administration portion of the fee will be billed during the construction phase following your Board's authorization to proceed with construction.

The Honorable Board of Supervisors  
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The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Randall Stout's Community Business Enterprise participation data and three-year contracting history are on file with Public Works.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended action will have no impact on current County services or projects.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects), Beaches and Harbors, and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

STAN WISNIEWSKI  
Director of Beaches and Harbors

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Enc.

cc: County Counsel  
Department of Public Social Services (GAIN/GROW Program)

October 23, 2003

**ENCLOSURE A**

**ISIDORE B. DOCKWEILER STATE BEACH YOUTH CENTER PROJECT  
APPROVE TOTAL PROJECT BUDGET  
AWARD AGREEMENT  
SPECS. 6597; C.P. 69222**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Award Design Contract	11/04/03
Execute Contract	11/13/03
Schematic Design	01/29/04
Design Development	03/31/04
Construction Documents	07/01/04
Jurisdictional Approvals	09/23/04
Construction Award	01/04/05
Construction Start	02/14/05
Substantial Completion	10/11/05
Final Acceptance	11/29/05

## II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Plans and Specifications	
Basic Design Services	\$ 173,050
Additional Consultant Services	20,000
Total Plans and Specifications	<u>\$ 193,050</u>
Plan Check and Jurisdictional Reviews	\$ 25,000
Construction	
Construction Contract	\$ 2,013,000
Change Order Contingency	201,300
Unforeseen Condition/Utility Connection	35,700
Total Construction	<u>\$ 2,250,000</u>
Equipment	\$ 0
Other Consultant Services	\$ 92,000
Miscellaneous Expenditures	\$ 8,000
County Services	\$ 431,950
<b>TOTAL</b>	<b>\$ 3,000,000</b>